

THE METRO REALTY GROUP, LTD.

February 8, 2011

Representative Butler, Senator Gomes and members of the Housing Committee,

My name is Peter Dunn and I have developed affordable housing across Connecticut for the last 18 years. I am here today to urge you to preserve the 8-30g statute intact. It is a powerful tool to provide opportunity for working class families in Connecticut and I have seen its enormous impact with my own eyes.

With my partner, Geoffrey Sager, we have developed 8-30g homes in 7 municipalities, from Avon and Farmington to South Windsor, Canton and Berlin. While this may sound immodest, I believe they are beautiful developments. We take pride in them and can say that they have withstood the test of time: they continue to look brand new, and the families who live in them have prospered.

In some instances, we have had to negotiate for many months with municipal officials and have not always been welcomed with open arms into communities that have feared that these new homes will hurt their neighborhoods and municipal budgets. But I can say that those fears have not come to pass: property values remain high, school costs have not been unduly affected and the residents of the communities we've developed have contributed mightily to their health.

My partner and I believe that housing is opportunity. The chance to afford a home to rent or buy, in a town that provides what that individual family needs, is the key to a better education, a better job and a better quality of life. We have seen it time after time.

You should also know that we have seen first-hand the benefits of mixed-income housing. As you know, the minimum affordable set-aside for an 8-30g development is 30% of the units. Some of our developments have had more. But in virtually all cases, there has been a significant mix of income levels and the result is beneficial. People of different incomes can and should live near each other, become neighbors, share and understand each other better.

I am happy to provide you with more information about our experiences, our developments and the families who live in the homes we've built. Feel free to contact me at 860/674-5640.

Please preserve 8-30g in its present form. It works for the state and the families who so sorely need safe, secure, affordable homes in a communities that meet their needs.

Peter Dunn